

BK 0380 PG 0263

STATE MS.-DE SOTO CO. 0001
FILED
SEP 29 11 26 AM '00

WARRANTY DEED

BK. 380 PG 263
W.F. 11/29/00

This Deed of Conveyance is this day made by the undersigned VENTURE DEVELOPMENT, LLC, hereinafter referred to as the GRANTORS, and DON ROSS and wife, ANGIE ROSS, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, VENTURE DEVELOPMENT, LLC, the GRANTORS do hereby and by these presents sell, convey, and warrant unto DON ROSS and wife, ANGIE ROSS, the GRANTEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

Lot 12, First Revision, Heritage Oaks Townhomes, located in Section 17, Township 3, Range 7, DeSoto County, Mississippi, as found at Plat Book 60, Page 48 in the Office of the Chancery Clerk of DeSoto County, Mississippi unto which Plat reference is hereby made for a more particular description of said lot.

The foregoing covenant of warranty is made subject to all rights of ways and easements for public roads, public utilities, and all government entities, subdivision and zoning regulations in effect in City of Hernando, DeSoto, County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property and to all restrictive covenants, building restrictions and easements

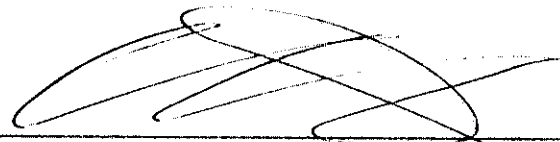
of record, including but not limited to those found with the recorded plat of said subdivision at Plat Book 60 Page 48 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes and assessments against said property for the year 2000 shall be prorated as of the date of this deed and taxes and assessments for the year 2001 shall be the sole responsibility of the GRANTEES, and all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTORS on this the 28th day of September, 2000.

VENTURE DEVELOPMENT, LLC

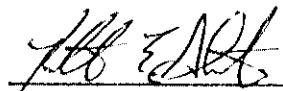


CHARLES STOTT
Title: MEMBER

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the State and County aforesaid, the within named Charles Stott, personally known to me a Member of VENTURE DEVELOPMENT, LLC, who acknowledged before me that he signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned as the act and deed of said VENTURE DEVELOPMENT, LLC, having been first duly authorized so to do.

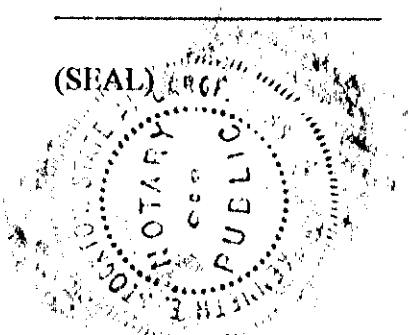
GIVEN under my hand and official seal this the 28th day of September 2000.



NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES SEPT 24, 2003



GRANTORS' ADDRESS:

P. O. Box 802

Hernando, MS 38632

RES. TEL.: n/a

BUS. TEL.: 662-429-8092

GRANTEES' ADDRESS:

371 East South Street

Hernando, MS 38632

RES. TEL.: 662-429-4964

BUS. TEL.: n/a

Prepared by: KENNETH E. STOCKTON
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